



SOLANO 360

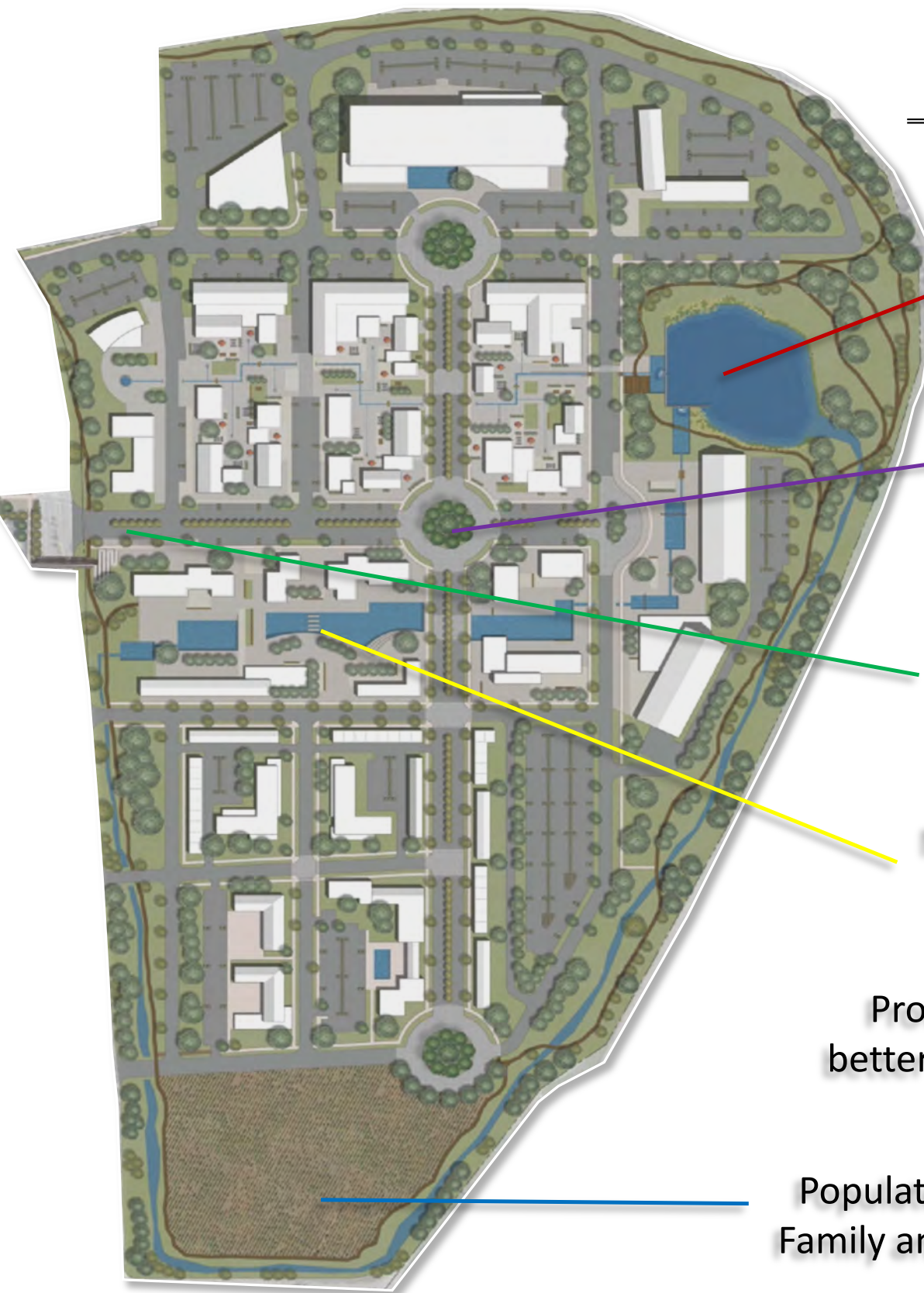
REVISED PLAN 2

December 1, 2022

SPECIFIC PLAN - GUIDING PRINCIPLES

1. Generate revenues for Solano County and the City of Vallejo, create jobs and ensure long-term economic sustainability. – ***Jobs and Economic Sustainability***
2. Establish a unique place with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community gathering place. – ***Sense of Place***
3. Explore a mix of complementary land uses, including retail, commercial, hospitality, recreational, residential, family and youth oriented, educational and civic uses that seamlessly integrate with the Fair of the Future. – ***Diverse Balance of Uses***
4. Explore increased physical connectivity and synergy with Six Flags Discovery Kingdom, downtown Vallejo, the waterfront and other existing commercial operations. – ***Synergy with Community***
5. Provide pedestrian, bicycle, vehicular and transit facilities that foster access to, from and within the site. – ***Pedestrian Friendly***
6. Incorporate sustainable and green principles in all aspects of the development. – ***Environmental Sustainability***

PLAN 2 MODIFICATIONS



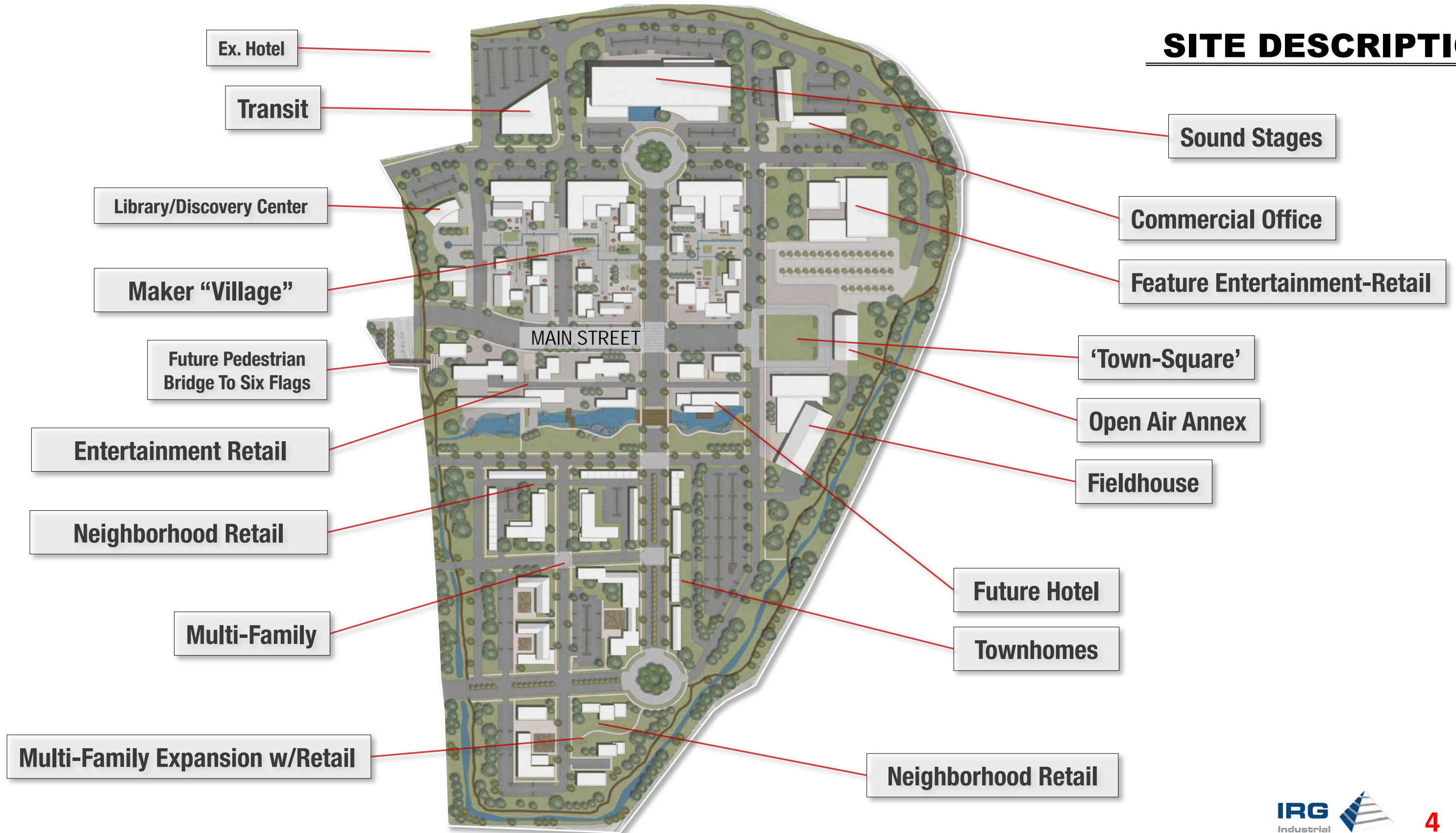
PREVIOUS

- Removed Upper-Pond in favor of Feature Entertainment Retail
- Exploring Town Square in lieu of Round-About
- Re-Aligned Main Street to Meet Existing Intersection
- More attractive/inviting Central Water Feature
- Provided access road for better event prep and staging
- Populate South Section with Multi-Family and Neighborhood Residential

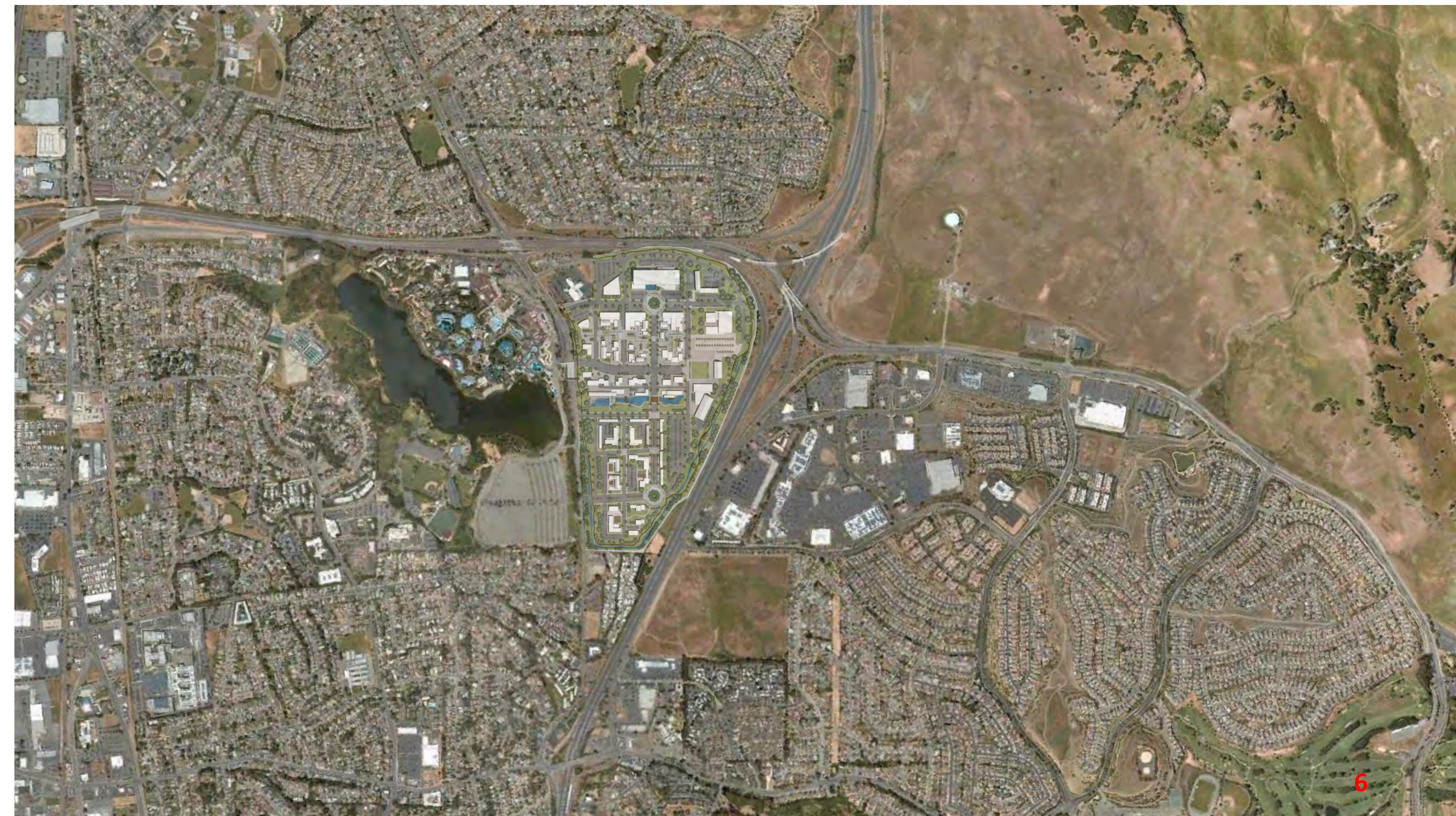


AMENDED

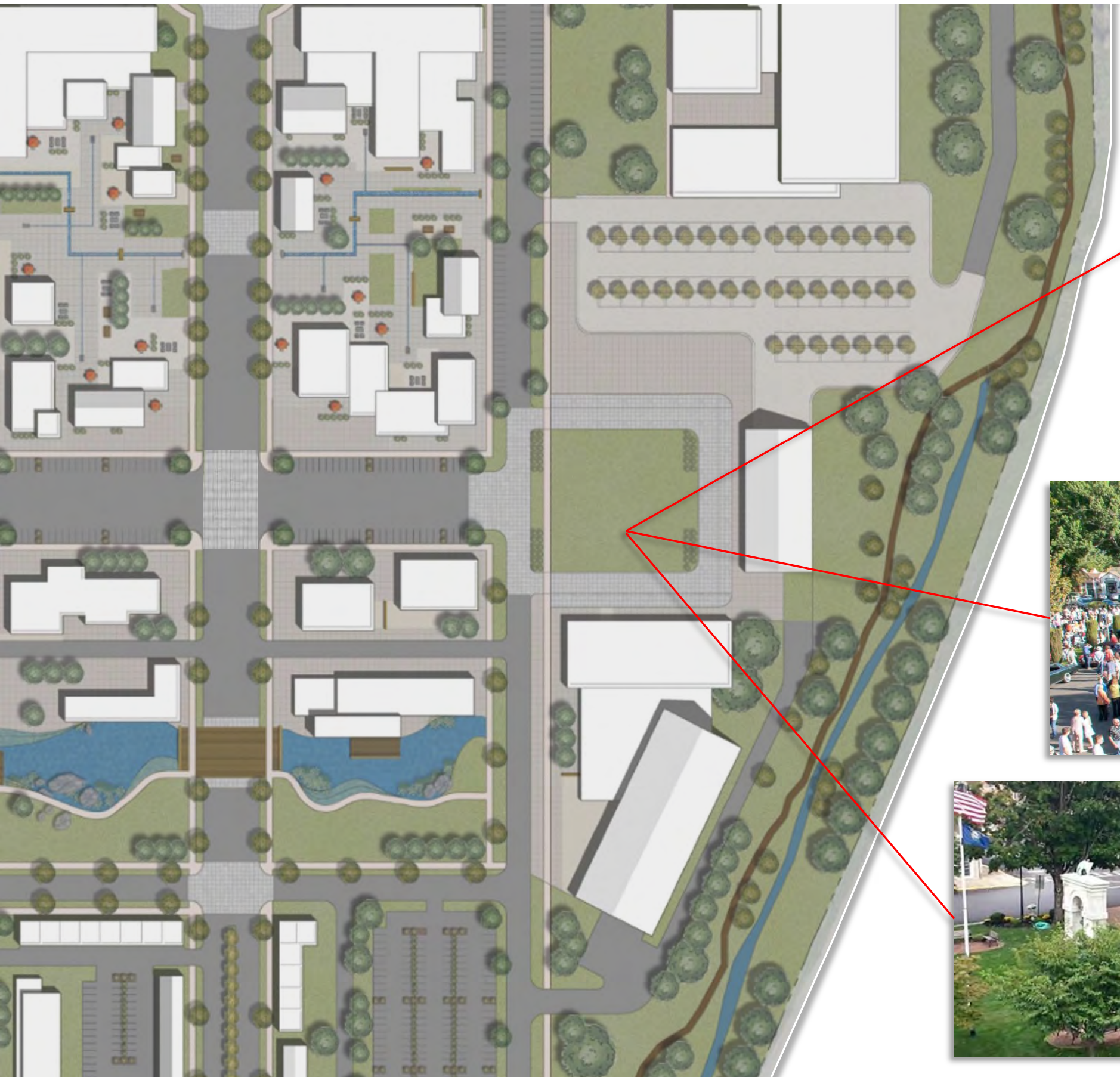
SITE DESCRIPTION

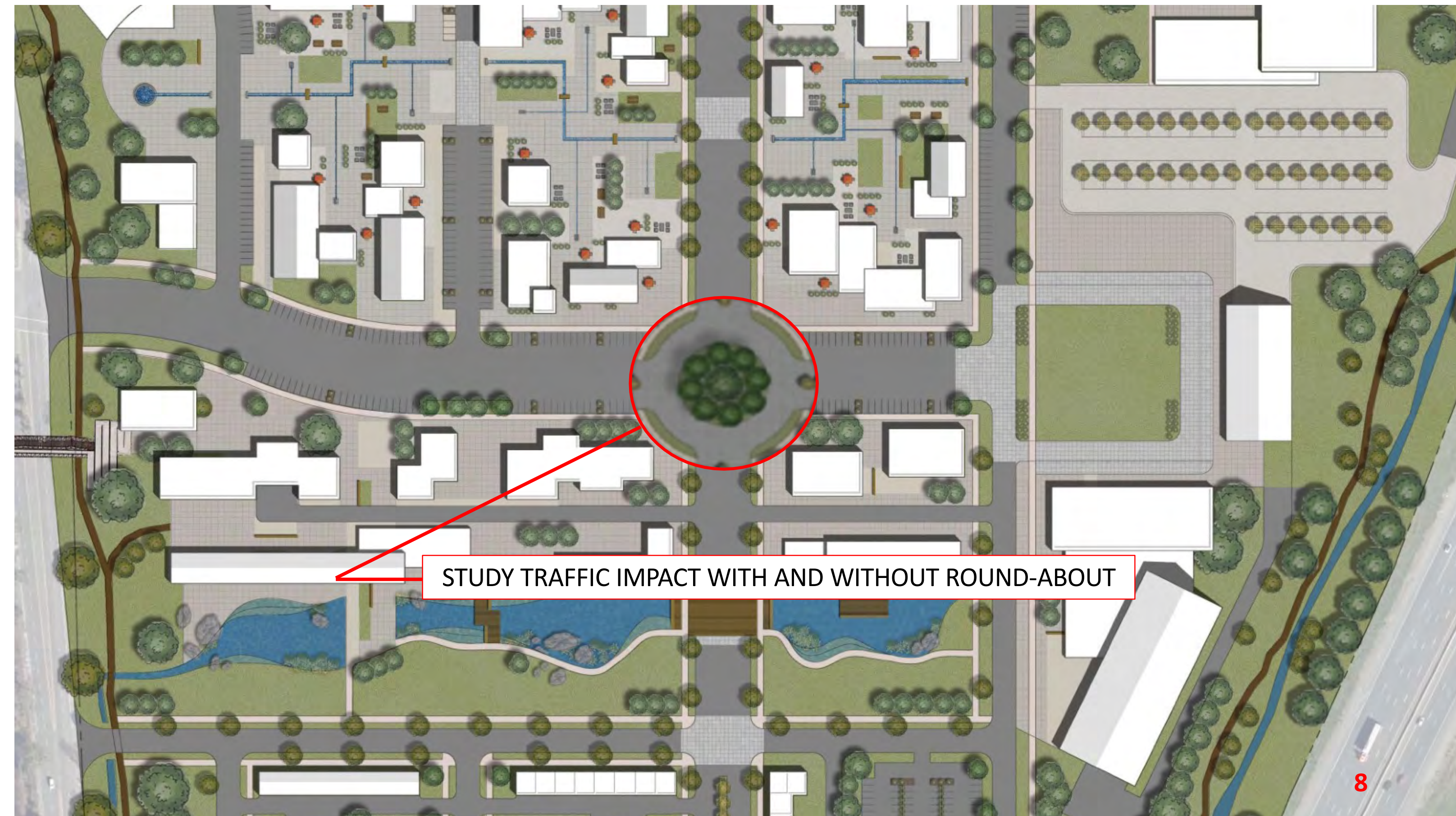




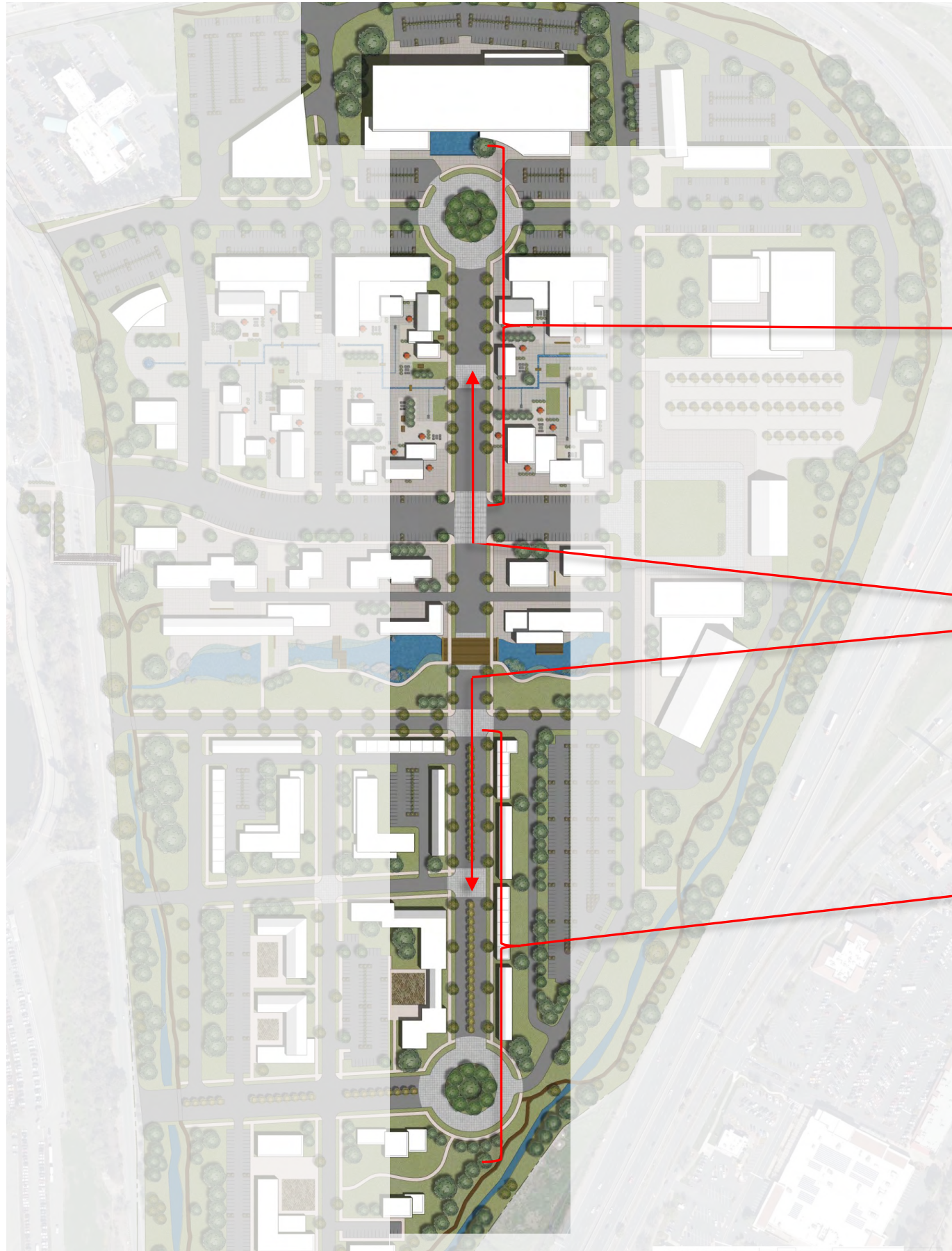


TOWN SQUARE





STUDY TRAFFIC IMPACT WITH AND WITHOUT ROUND-ABOUT



NORTH/SOUTH STREET

North Section: Village-centric

Strong North/South Corridor
“Visual” Appeal, Pedestrian Friendly

South Section: Residential-centric

CENTRAL WATER FEATURE



Meandering Shoreline
Open-space

Pedestrian Bridge

Cycle/Pedestrian Path

Vehicle "Bridge"

Dock/Pier

COMMERCIAL/RETAIL LANDSCAPE

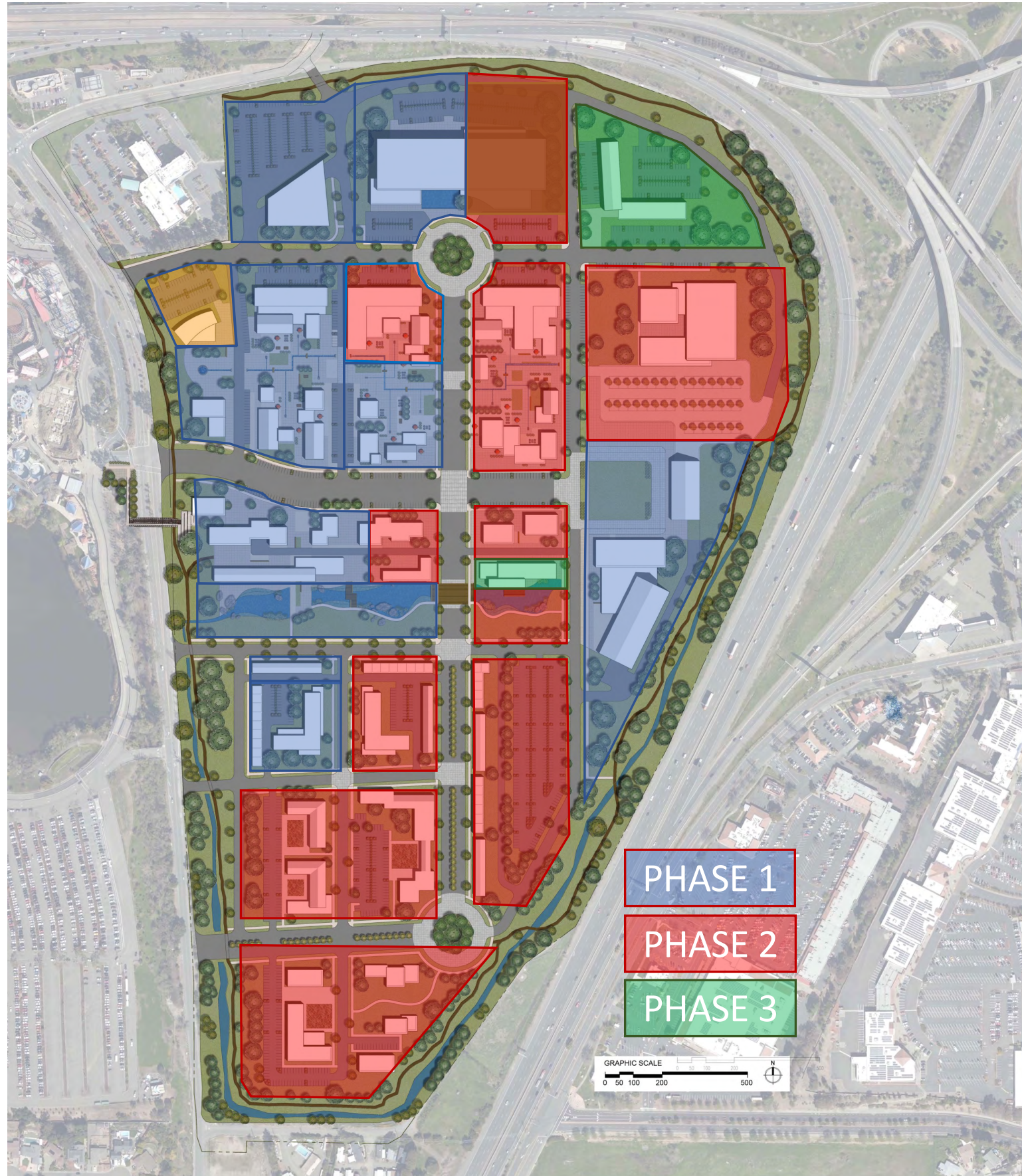


**ORIGINAL: BUILDING TYPE & PAVING
PROPOSED DENSITY**

TYPE		MAX DENSITY	PHASE
Maker Space			
Front Facing Retail	30%	240,000	1+
Back Facing Light Industrial	70%	560,000	1+
Studio Sound Stages		200,000	1+
Entertainment Retail		80,000	2+
Neighborhood Retail		80,000	1+
Office		300,000	3+
Hotel		165,000	3+
Multi-Family		450,000	2+
Feature Attraction		30,000	3+
Fieldhouse and Annex		60,000	2+
Transit Center		5,000	1
Library		10,000	TBD
		2,180,000	sf

**REVISED BUILDING TYPE & PAVING
PROPOSED DENSITY**

TYPE		MAX DENSITY	PHASE
Maker Space			
Front Facing Retail	30%	240,000	1+
Back Facing Light Industrial	70%	560,000	1+
Studio Sound Stages (-20,000)		180,000	1+
Entertainment Retail (+10,000)		90,000	1+
Neighborhood Retail		80,000	1+
Office		300,000	3
Hotel (+35,000)		200,000	3
Multi-Family		450,000	1+
Feature Attraction (+10,000)		40,000	2
Fieldhouse and Annex		60,000	1
Transit Center		5,000	STA
Library (+10,000)		20,000	County
(Net add: 45,000sf)		2,225,000	sf



PHASE 1

PHASE 2

PHASE 3



**SOLANO COUNTY FAIRGOUNDS - PLAN 2 Revised
PRESENTATION**

**SOLANO-360 IMPLEMENTATION COMMITTEE
DECEMBER 1, 2022**

On behalf of IRG:

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